

Comprehensive Planning for Growth

Population, Jobs, and Housing:
Components of growth – and
subsequently prosperity – in
Berkeley County.

Planning for Growth and Prosperity

- We must plan for growth and prosperity to sustain them.
- We sustain growth by recognizing, managing, and enhancing factors that lead to growth and prosperity:
 - ◆ Natural Resources (incl. rivers),
 - ◆ Infrastructure (incl. roads),
 - ◆ Workforce (incl. education), etc...



1st Phase of the Comprehensive Plan



- Inventory of existing conditions – *take stock of what you have.*

The “Comprehensive” Part...

- There are 9 elements to consider in *comprehensive* planning:



- Two of them are jobs and housing.

(Detailed view of Charleston and North Charleston below at right)

(Detailed view of Charleston and North Charleston below at right)

Builders and investors are banking on the Lowcountry's rapid growth, fueling a powerful home construction boom that's quickly changing the face of the region.

IN YOUR BUSINESS
AND SUPERMARKET
By Andrew Connors

It is worth noting that the Clinton administration's new health care plan, which would cost \$100,000 a year for the average household, is a far cry from the Clinton health care plan, which would cost \$100,000 a year for the average household.

Finally, take the results of the other two experiments and compare them with the results of the first experiment. Do you think that the results of the first experiment are consistent with the results of the other two experiments? Why or why not?

It would be a very good idea to have a national day of mourning for the victims of the 9/11 attacks. It would be a day when everyone in the country would pause for a moment to reflect on the tragedy and the lives lost. It would be a day when we would all come together to support the families and friends of the victims. It would be a day when we would all take a moment to thank the brave men and women who worked so hard to keep us safe. It would be a day when we would all take a moment to remember the lives that were lost. It would be a day when we would all take a moment to think about the future and how we can make it a better place for everyone. It would be a day when we would all take a moment to be grateful for the lives that we have and the love that we have. It would be a day when we would all take a moment to be hopeful for the future and the lives that we can create. It would be a day when we would all take a moment to be proud of the people who have made our country what it is today. It would be a day when we would all take a moment to be inspired by the courage and strength of the people who have overcome so much. It would be a day when we would all take a moment to be grateful for the lives that we have and the love that we have. It would be a day when we would all take a moment to be hopeful for the future and the lives that we can create. It would be a day when we would all take a moment to be proud of the people who have made our country what it is today. It would be a day when we would all take a moment to be inspired by the courage and strength of the people who have overcome so much.

The following highlights are for informational purposes only and are not intended to constitute an offer of insurance. For more information, please contact your agent or the company directly.

[illegible][illegible]

There is also a growing realization that the Church is not a separate institution with a monopoly of authority or power.

Thomas M. Wright is currently director of the Center for Policy Studies, University of North Carolina at Chapel Hill. He is also a senior research advisor at the Center for Global Development, University of North Carolina at Chapel Hill. He is a past president of the American Political Science Association and the American Sociological Association. He is also a past president of the American Political Science Association and the American Sociological Association.

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1. $2x^2 + 3x - 5$

[illegible]

100

100



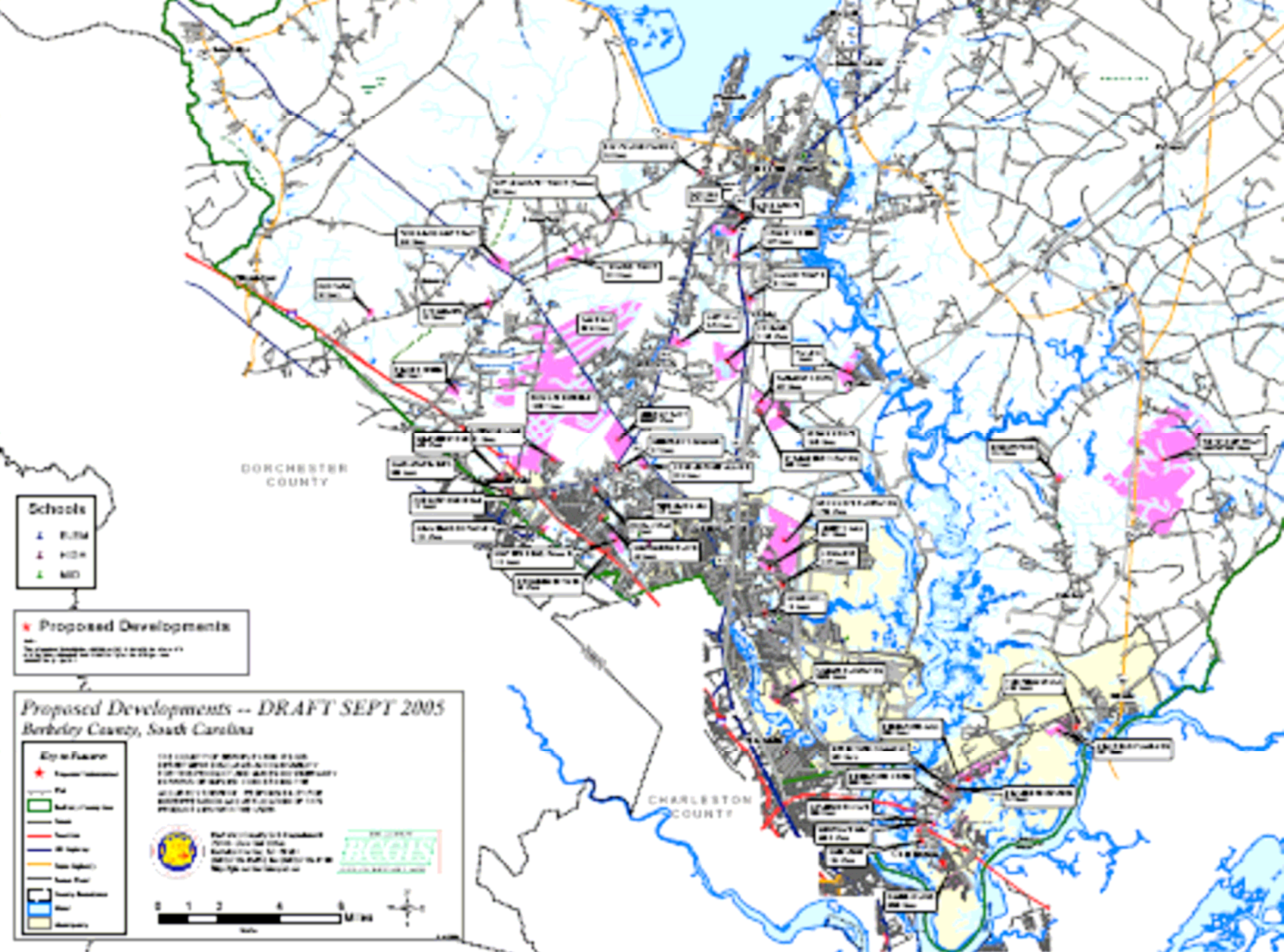
To do examine the numbers is to miss a lot in the pipeline for even superficial. *Chaudhry* is "The Post" as all matter compiled into one another except having it up someone's, and also how many, used a various, people and legal analysis. I have not.

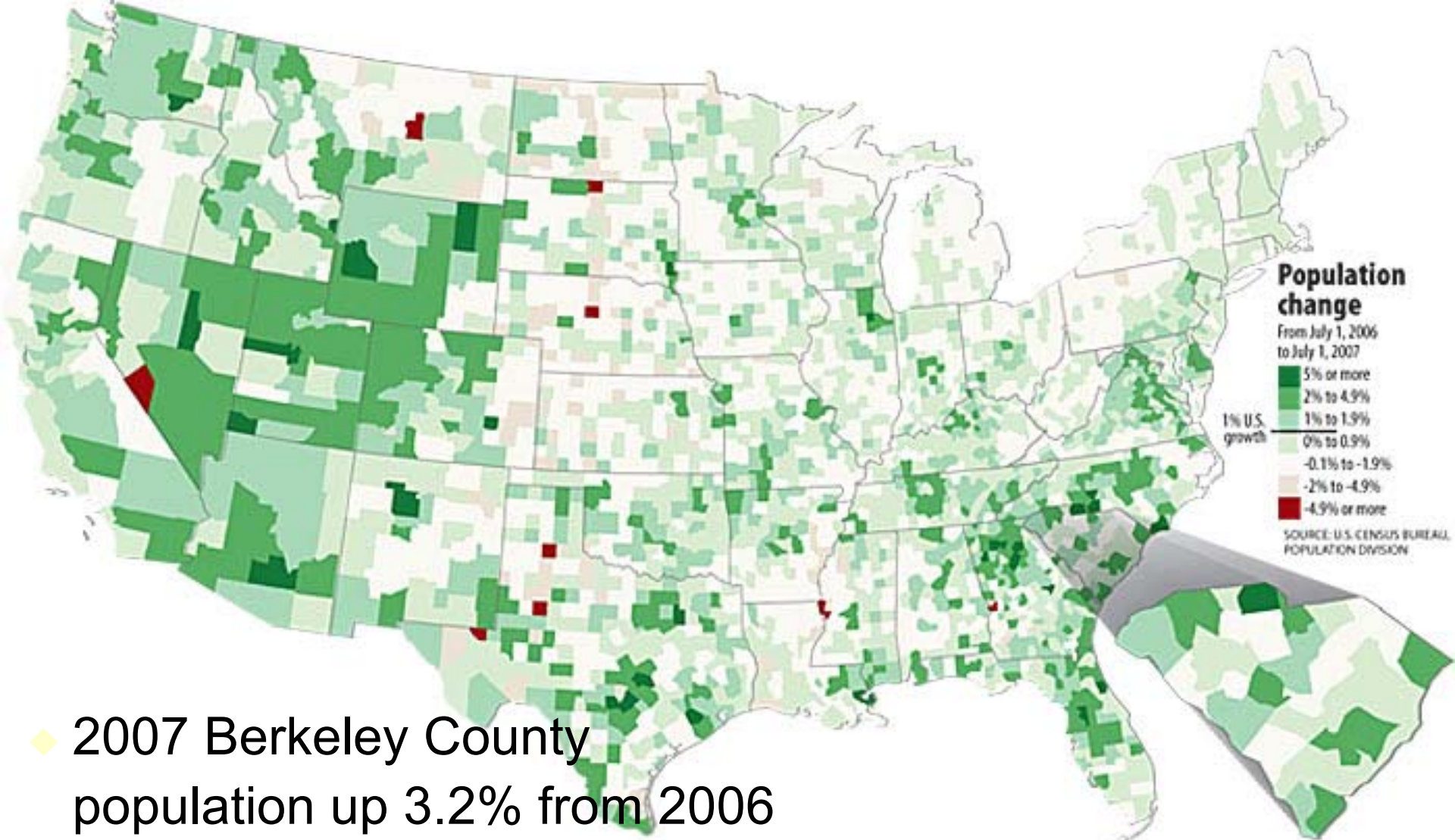
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Traditional holidays in industries, especially in the health-care industry, are doing less well. For example, end products were doing a longer time to market. Such a time span guarantees a loss of interest of employees' attention from left to right, rather than to focus on employee well-being to meet another day's demand of the industry.

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June





- ◆ 2007 Berkeley County population up 3.2% from 2006

★ **From US Census Bureau via P&C**

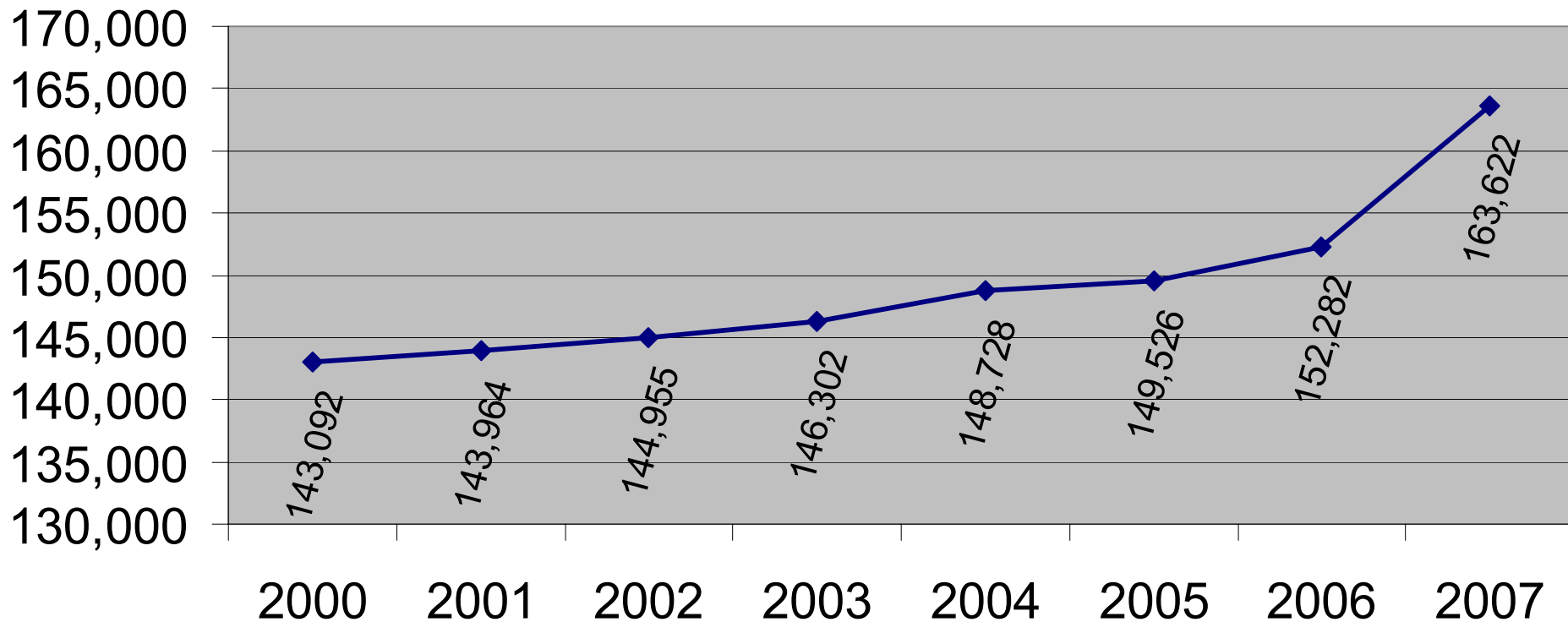
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Statistics in Comprehensive
Planning

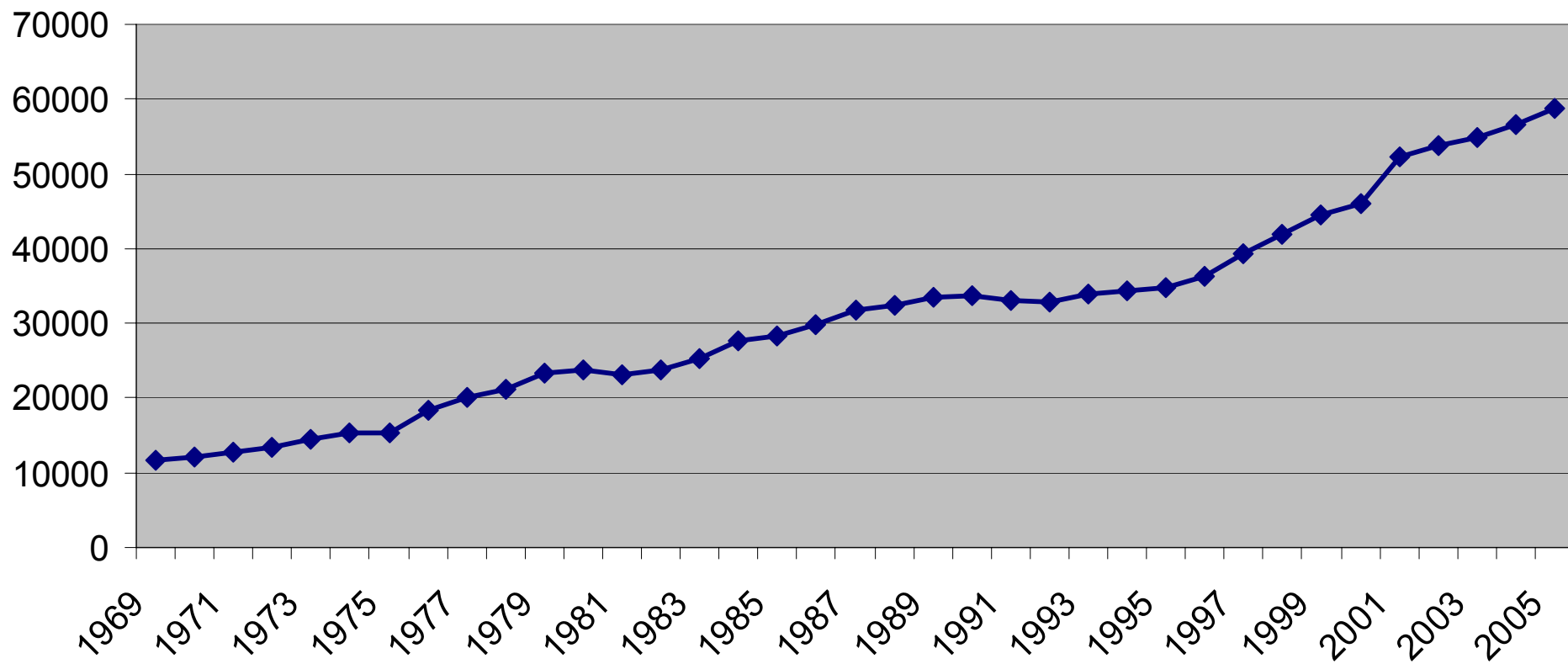


Berkeley County
South Carolina

Berkeley County Population Estimates, 2000-2007



Berkeley County Employment, 1969-2005



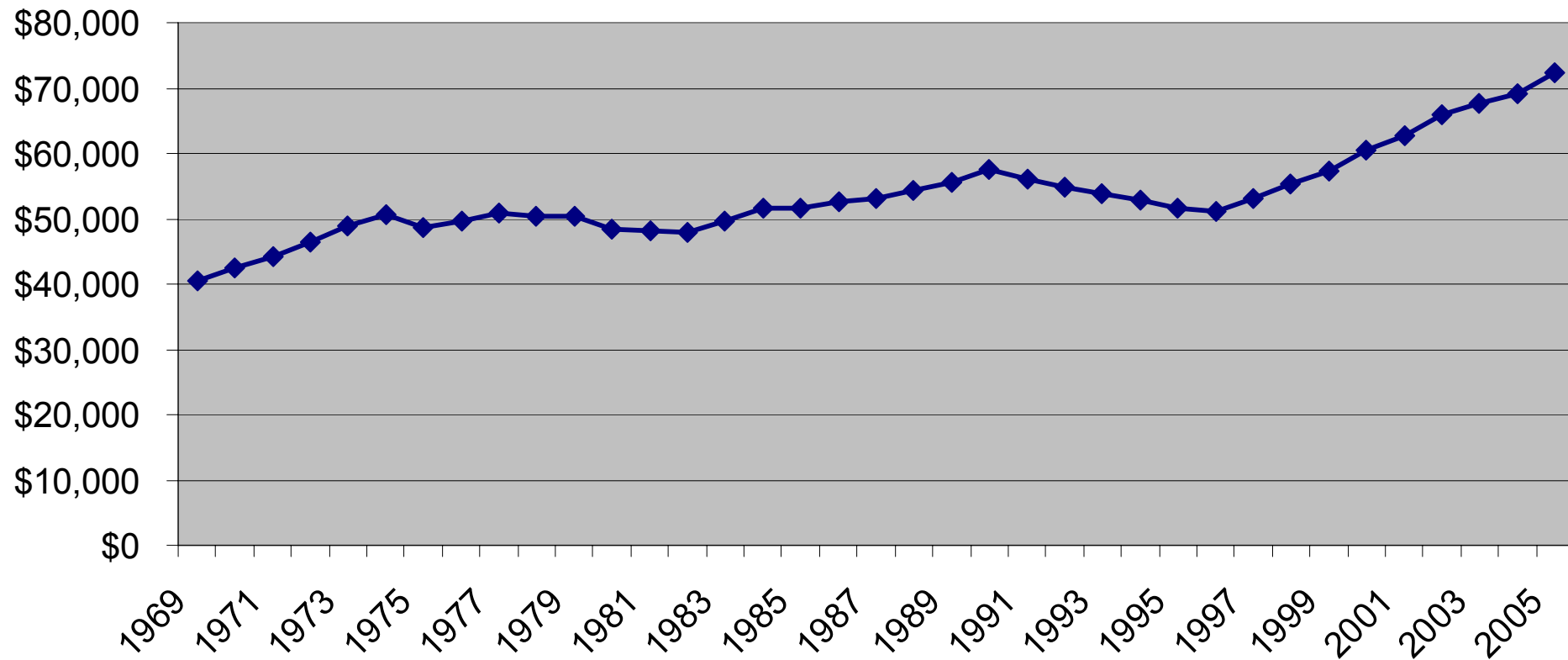
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Berkeley County Mean Household Income, 1969-2005



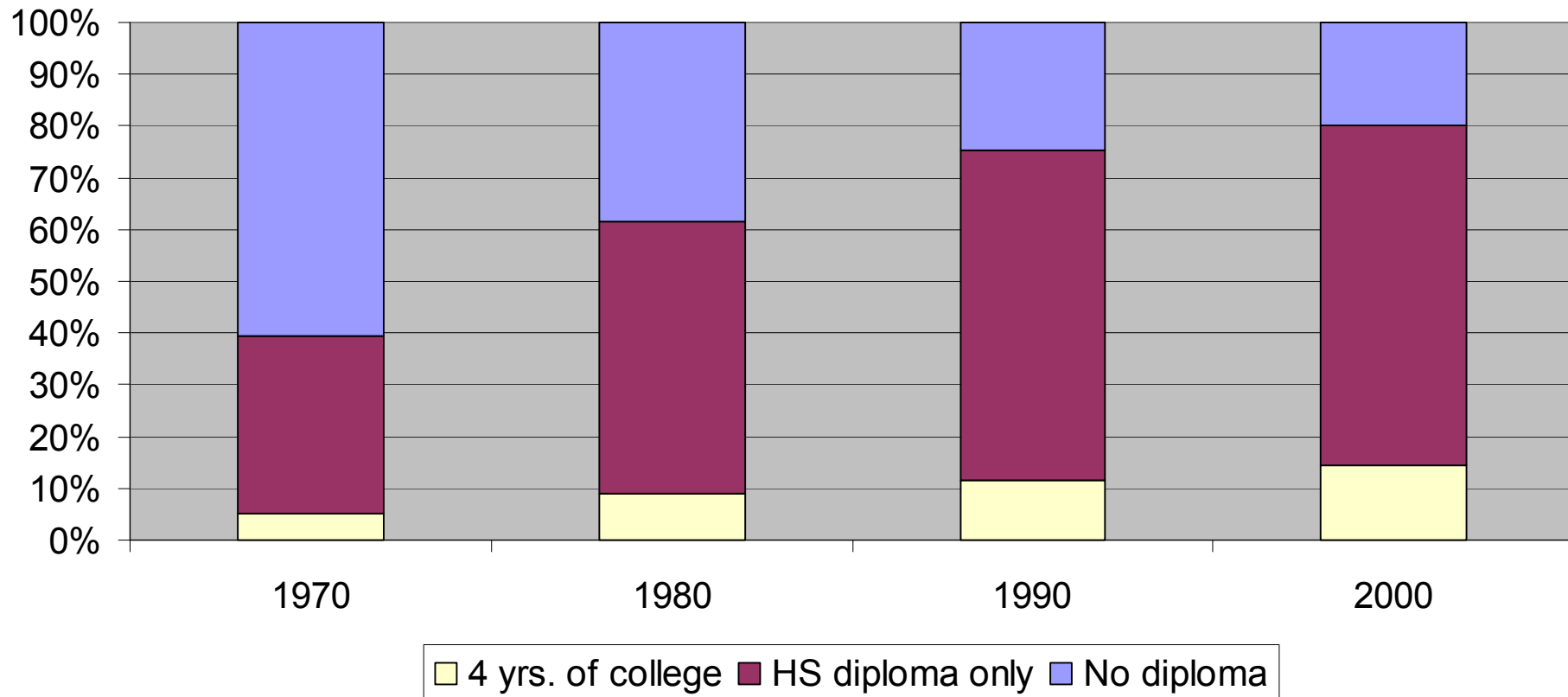
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Berkeley County Educational Attainment, 1970-2000

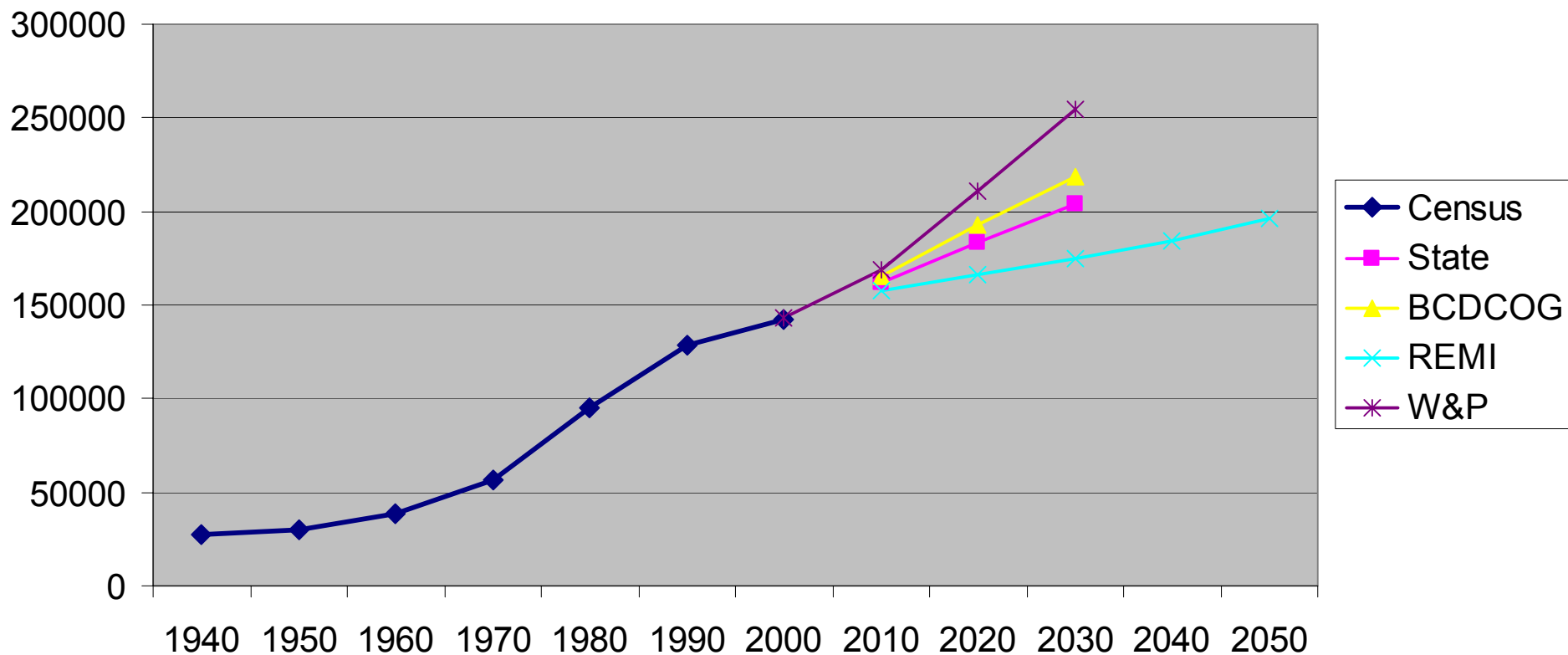


Trends and Projections

- Who needs 'em? For starters:
 - ◆ School district – when & where do we build schools?
 - ◆ Transportation planners – when & where do we build roads? (And where's everyone going, anyway?)
 - ◆ Water and sewer providers – Is the reservoir big enough? Can the river handle the treated discharge?



Berkeley County Population Census, 1940-2000, and Projections, 2010-2050



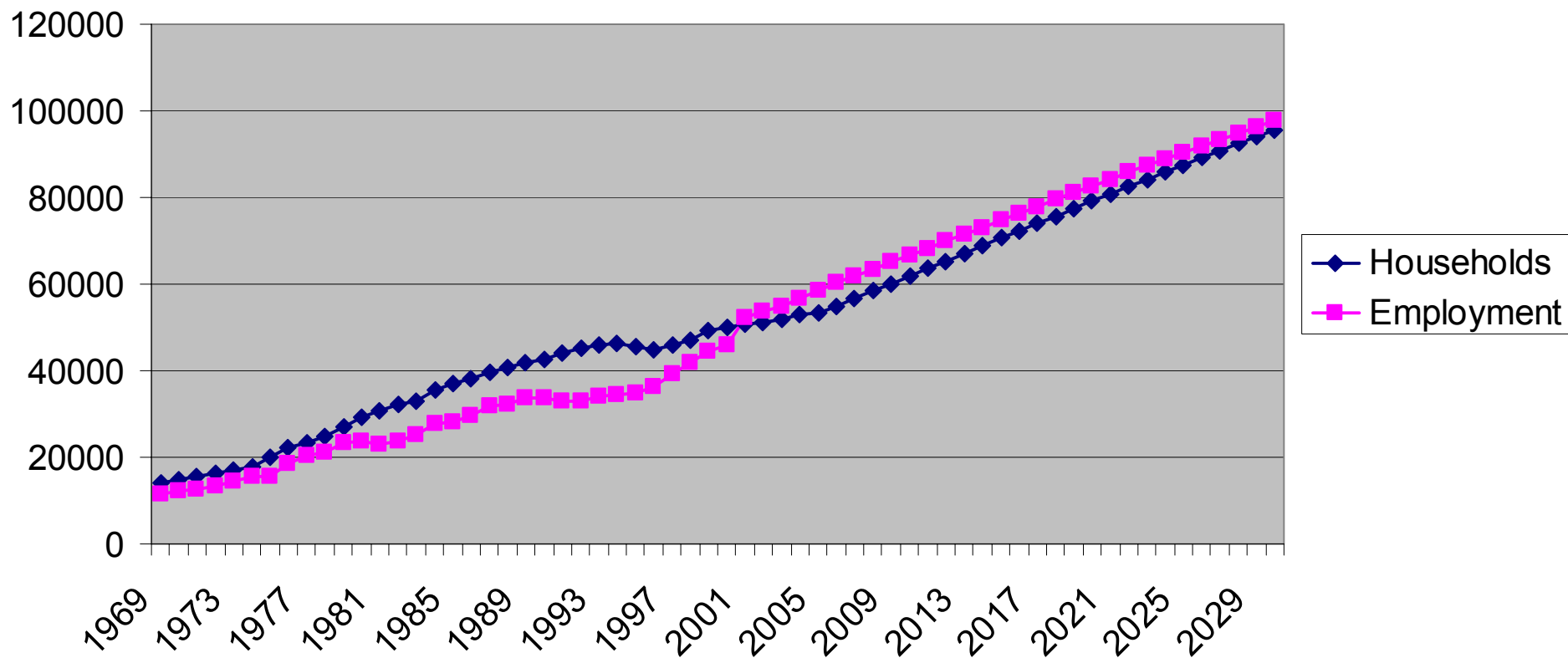
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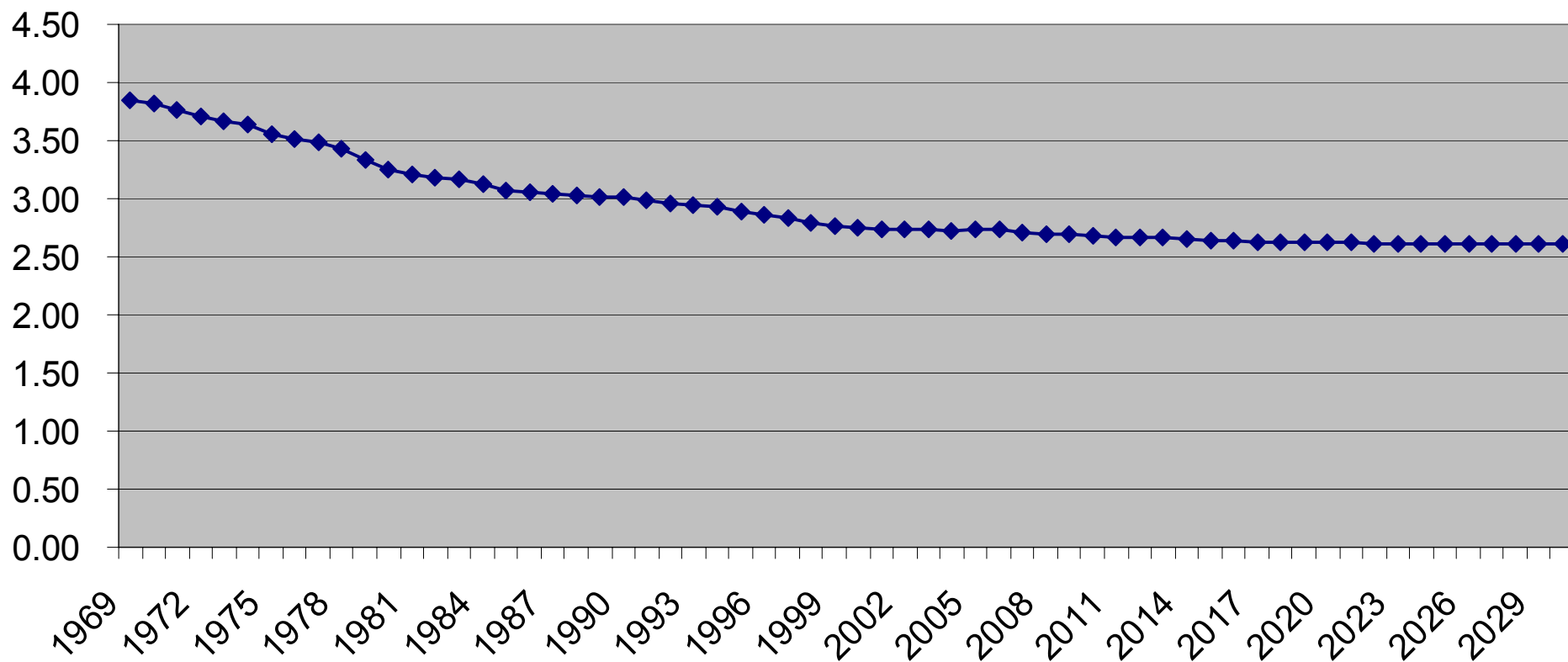


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Berkeley County Socioeconomics, 1969-2030



Berkeley County Persons per Household, 1969-2030



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“Reality Check”

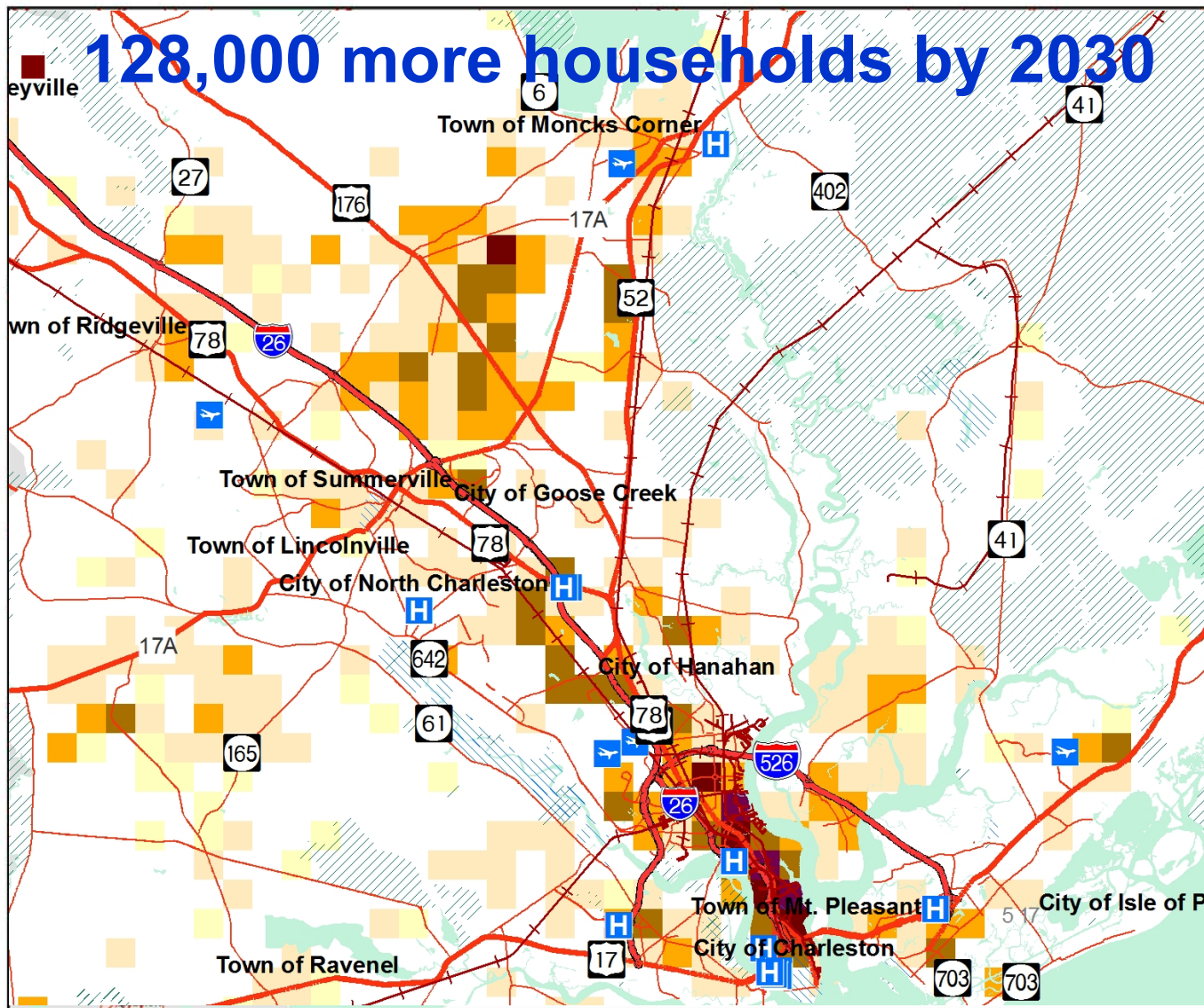


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“Reality Check”



“Reality Check”



BCD REALITY CHECK ULI South Carolina BCDCOG

AGGREGATED RESULTS OF EXERCISE:
HOUSEHOLDS (HH) PER ACRE 2005-2030

Legend

	Hospital	Average HH/acre
	Airport	
	Railroad	
	Interstate	
	US Highway	
	SC Highway	
	Local Throughway	
	Protected Land	
	Historic District or Property	
	Water	

POPULATION GROWTH
2005: 594,900 2030: 860,190
Projected: 265,290 new people; 45% increase

GROWTH IN HOUSEHOLDS
2005: 233,294 2030: 361,424
Projected: 128,130 new households; 55% increase

GROWTH IN JOBS
2005: 358,890 2030: 545,020
Projected: 186,130 new jobs; 52% increase

MAP CONSTRUCTION
Each Grid Cell = 1 square mile (640 acres)
1 job per acre = 640 jobs
1 household per acre = 640 households

Data Sources: Berkeley, Charleston, and Dorchester counties' GIS departments; US Census TIGER files; SCDHEC-OCRM, The Nature Conservancy; The National Register of Historic Places; BCDCOG; ULI-SC/BCDCOG Reality Check exercise 12-3-07
Path: W:\Reality Check\RealityCheckResults.mxd
Created January 8, 2008 (awb3)

The “Comprehensive” Part...

- Don't forget about population – i.e., PEOPLE!



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The “Comprehensive” Part...

- Land use: “What gets built where?”

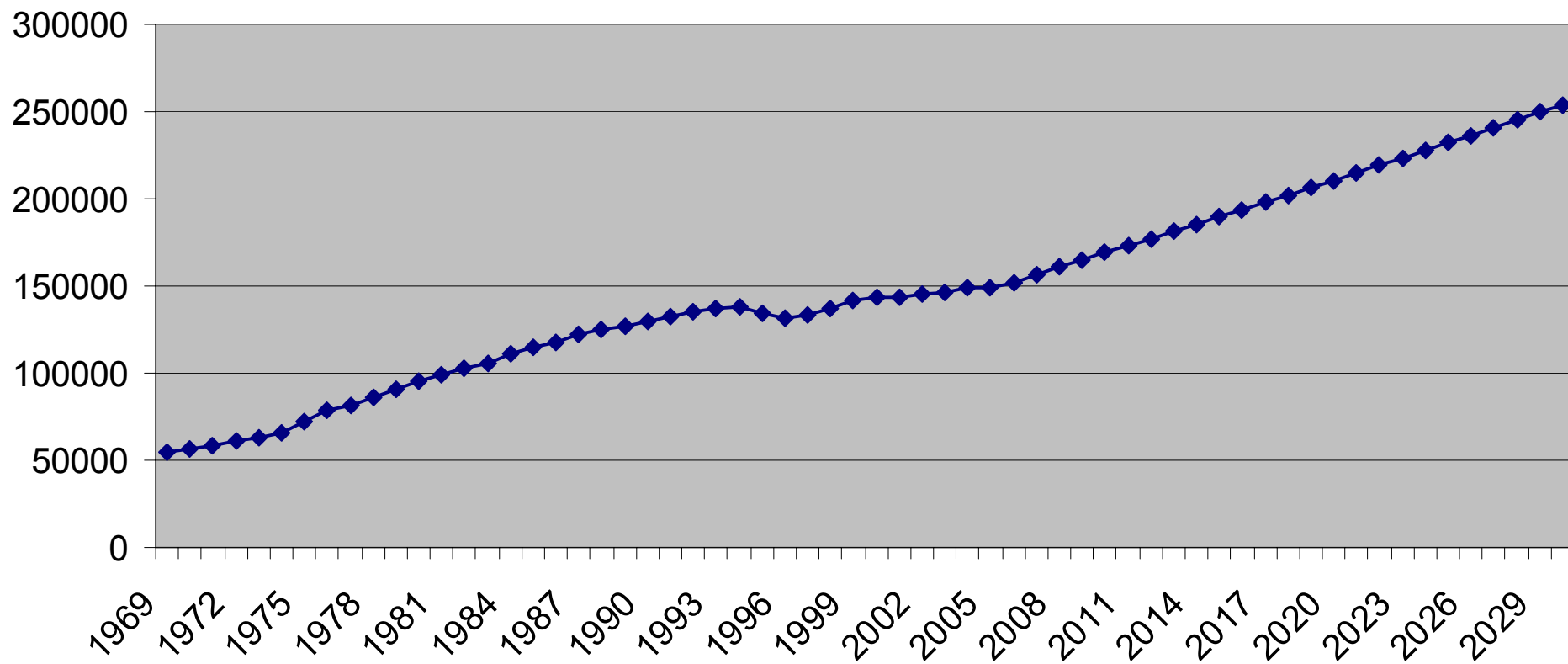


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Berkeley County Population Estimates and Projections, 1969-2030



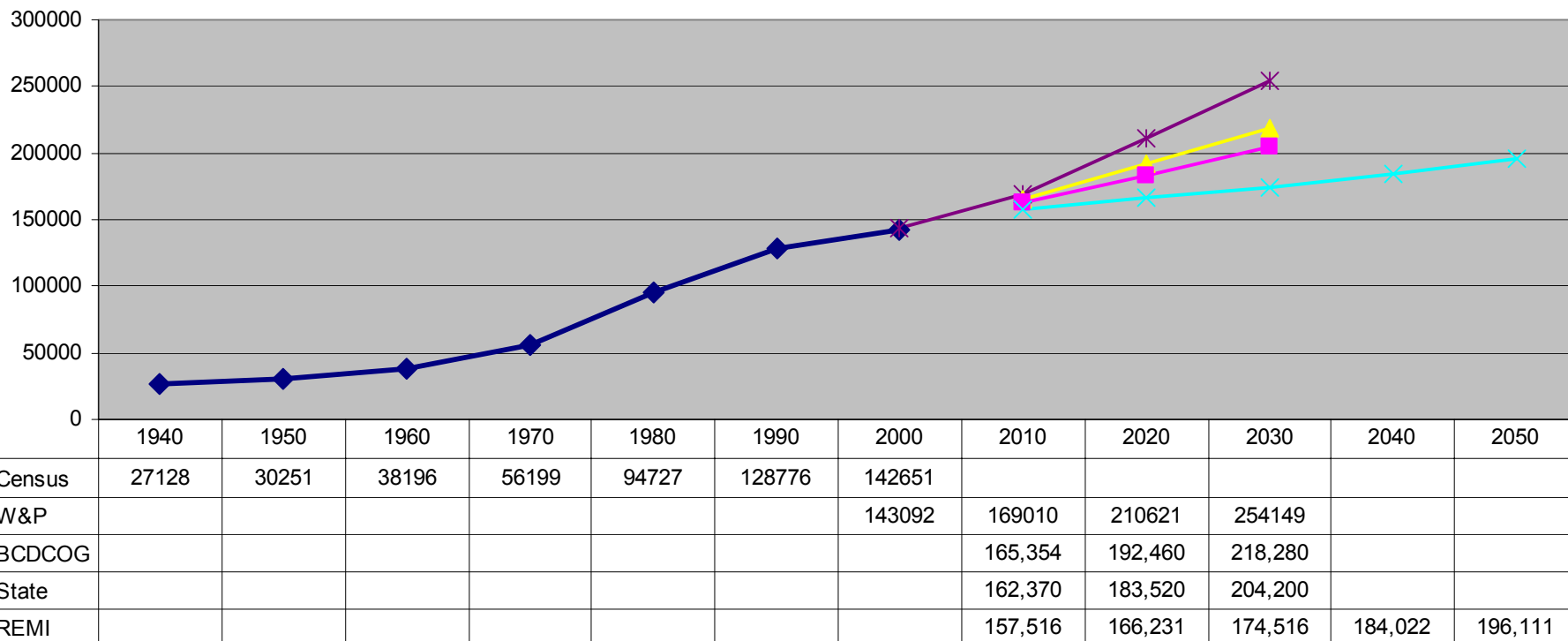
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Berkeley County Population Census, 1940-2000, and Projections, 2010-2050



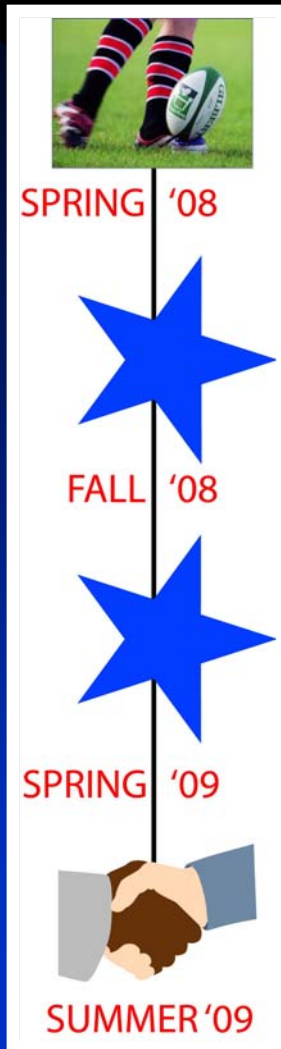
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Planning Process Timeline



- Public Kick-off Meeting
 - ◆ May 27, 2008
- Public Visioning Workshops
 - ◆ September – October 2008
- Public Critique Workshops
 - ◆ March – April 2009
- Public Review Meeting
 - ◆ Summer 2009

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Questions?

- Alec Brebner, AICP
 - ◆ BCDCOG Interim Planning Director



- ◆ www.bcdcog.com